

## **SUNSET WEST (MAP SHEET 9)**

### **SUNSET WEST, PARCEL 1**

Owner: Rocklin Partners  
201 Hoffman Avenue  
Monterey, CA 93940 Phone: (831) 373-1072

Applicant: Omni-Means, Ltd.  
C/o Scott Robertson  
2237 Douglas Boulevard, Suite 100  
Roseville, CA 95661 Phone: (916) 782-8688

Zoning: PD-BP/C/LI (Business Professional/Commercial/Light Industrial)

Location: Northeast corner of Sunset West Area, End of West Oaks Blvd.  
APN 365-020-001

File #: DL-2000-03, DL-2000-03A

Area: 12.5 acres

Proposal: Subdivision of one (1) 12.5 acre parcel into four (4) parcels of approximately equal size to each other.

Status: Planning Commission approved the Tentative Parcel Map on August 15, 2000.  
Planning Commission approved a time extension (DL-2000-03A) at the July 2, 2002 Public Hearing.

### **SUNSET WEST, PARCEL 2A: APARTMENTS**

Owner: Rocklin Partners  
C/o Martin Sublet  
201 Hoffman Avenue  
Monterey, CA 93940 Phone: (831) 373-1072

Applicant: Omni-Means, Ltd.  
C/o Scott Robertson  
2237 Douglas Boulevard, Suite 100  
Roseville, CA 95661 Phone: (916) 782-8688

Zoning: Southeast corner of West Oaks Boulevard and Lonetree Boulevard.  
APN 365-020-002

File #: DR-2001-23

Area: 10.8 acres

Proposal: Approval of Design Review to construct a 192-unit apartment project.

Status: The application was received December 13, 2001. Planning Commission approved the Design Review at the July 2, 2002 Public Hearing.

**SUNSET WEST, PARCELS 8, 9, 12, 14, 15, 18: BLUE OAKS TOWN CENTER**

Owner: Mobile Capital  
61A Victory Lane  
Los Gatos, CA 95030  
Phone: (408) 399-2606

Applicant: MCG Architecture  
785 Market Street  
San Francisco, CA 94103  
Phone: 415) 974-6002

Zoning: PD-BP/C/LI (Business Professional/Commercial/Light Industrial)

Location: The proposed center is generally located at the future northwest intersection of Blue Oaks Boulevard and Lonetree Boulevard.  
APN's 365-020-, -009, -010, -013, -015, -016, -044

File #: DR-2003-02, U-2003-01

Area: 61.02 acres

Proposal: An application to approve a Design Review and Conditional Use Permit to construct a retail center consisting of approximately 525,000 square feet and a 95-bedroom hotel, approximately 14,600 square feet in size. The center would consist of several buildings ranging in size from approximately 2,000 square feet to 77,500 square feet. The proposed uses include stand-alone restaurants with outdoor dining, fast food restaurants with drive-through lanes, small and large retail/service commercial users, and 3 hotels.

Status: The Planning Commission approved the project on October 7, 2003. The City Council approved the project on November 25, 2003.

**SUNSET WEST, PARCEL 19: BLUE OAKS MARKETPLACE**

Owner: Diversified Investors  
C/o Larry Fluet  
73671 Sawmill Canyon Way  
Palm Desert, CA 92260  
Phone: (760) 776-8780

Applicant: Omni-Means, Ltd.  
C/o Scott Robertson  
2237 Douglas Boulevard, Suite 100  
Roseville, CA 95661  
Phone: (916) 782-8688

Zoning: PD-C (Planned Development-Commercial)

Location: Northeast corner of Blue Oaks & Lone Tree Boulevard.  
APN 365-020-020

File #(s): DR-2000-21, U-2000-16

Area:  $\pm 12.2$  acres

Proposal: An application to approve a design review and use permit to allow for the development of a neighborhood commercial site consisting of a grocery store anchor, daycare center, retail shops, and stand-alone retail pads.

Status: Application was received on December 14, 2000. The Planning Commission approved the project at the June 18, 2002 Public Hearing. The project is under construction.

**SUNSET WEST, PARCEL 29**

Owner: Diversified Investors  
C/o Larry Fluet  
P. O. Box 144  
Thousand Palms, CA 92760  
Phone: (760) 343-1227

Applicant: Omni-Means Engineers  
C/o Scott Robertson  
3001 Douglas Boulevard, Suite 300  
Roseville, CA 95661  
Phone: (916) 782-8688

Zoning: PD-BP (Proposed)

Location: Southeast Corner of Lonetree Boulevard & West Oaks Boulevard.  
APN 365-020-029

File #: GPA-99-08, PDG-99-07, DL-99-08, Z-99-06

Area: The project site is 3.2 acres of a 33.5-acre site.

Proposal: Divide one 33.5 $\pm$  acre parcel into two parcels, one at 30.3 $\pm$  acre and one at 3.2 acres. Also requesting to rezone the 3.2-acre parcel from park to PD-BP and amend the General Plan designation from R-C to BP.

Status: The project was heard by the Planning Commission on January 18, 2000, and was approved. It was heard by the City Council on February 22, 2000 and was approved.

**SUNSET WEST, PARCELS 46, 52, 53**

Owner: RCC Partnership  
P. O. Box 1069  
Woodland, CA 95697

Engineer: Kent Baker & Associates  
7996 California Avenue, Suite C  
Fair Oaks, CA 95628  
Phone: (916) 967-7053

Zoning: PD-4 (4 dwelling units per acre)  
PD-5 (5 dwelling units per acre)

Location: Intersection of Sunset Boulevard and Little Rock Road.  
APN's 017-120-079, -080

File #: SD-96-06, SPU-97-21

Area: 75.34 acres

Proposal: 290 single-family lots

Status: The Tentative Subdivision Maps for individual lots on three parcels was approved by City Council July 8, 1997. They will expire July 8, 1999. A specific plan use permit for these lots was submitted July 17, 1997, and was approved by the Planning Commission on October 21, 1997. Houses are under construction on Lot 53.

**SUNSET WEST, PARCELS 20A & 20B: ROCKLIN RANCH APARTMENTS**

Owner: John Reynen  
9856 Business Park Drive, Suite A  
Sacramento, CA 95827  
Phone: (916) 366-3665

Applicant: Omni Means, Ltd.  
C/o Scott Robertson  
3001 Douglas Boulevard, Suite 300  
Sacramento, CA 95661  
Phone: (916) 782-8688

Engineer: Omni Means, Ltd.  
C/o Scott Robertson  
3001 Douglas Boulevard, Suite 300  
Sacramento, CA 95661  
Phone: (916) 782-8688

Zoning: PD-Residential

Location: 6601 Blue Oaks Boulevard.  
APN's 365-010-001, 002

File #: SPU-99-19

Area: 22.5 acres

Proposal: Request for approval of a Specific Plan Use permit for a 356-unit apartment project located in the Sunset West General Development Plan area.

Status: Planning Commission, on November 16, 1999, approved the project. Building Permits were issued for construction on June 6, 2002. The project is complete and currently renting out apartments.

**SUNSET WEST, PARCEL 21**

Owner: Diversified Investors  
P.O. Box 144  
Thousand Palms, CA 92276 Phone: (760) 343-1227

Applicant: Omni Means, Ltd.  
3001 Douglas Boulevard, Suite 300  
Sacramento, CA 95661 Phone: (916) 782-8688

Engineer: Omni Means, Ltd.  
3001 Douglas Boulevard, Suite 300  
Sacramento, CA 95661 Phone: (916) 782-8688

Zoning: PD-6 (6 dwelling units per acre)

Location: The subject property is generally located on Blue Oaks Blvd. northeasterly of the intersection of Blue Oaks Blvd. and Highway 65.  
APN 365-020-022

File #: SD-98-08

Area: 11.1 acres

Proposal: An application to subdivide 11.1 acres into a 56-lot single-family residential subdivision.

Status: The project was approved by the City Council on February 16, 1999. Houses are under construction.

**SUNSET WEST, PARCELS 16, 22, 23, 24, 25, 31**

Owner: Diversified Investors  
2263 Evergreen Street  
Sacramento, CA 92672 Phone: (916) 922-9968

Engineer: Omni-Means, Ltd.  
3001 Douglas Boulevard, Suite 300  
Roseville, CA 95661 Phone: (916) 782-8688

Zoning: PD-4 (4 dwelling units per acre)  
PD-5 (5 dwelling units per acre)  
PD-6 (6 dwelling units per acre)

Location: East of Lonetree Boulevard, west of Blue Oaks Blvd., in Sunset West.  
APN's 017-121-011, 012, 015

File #: SD-96-08, PDG-92-02A, SPU-99-04

Area: 166.7 acres

Proposal: 814 single-family lots

Status: The Tentative Subdivision Map for individual lots was submitted December 13, 1996. The Tentative Subdivision Map was recommended for approval by the Planning Commission July 1, 1997. It was approved by City Council September 9, 1997. A related General Development Plan Amendment became effective on October 23, 1997. The Specific Plan Use Permit was approved on February 16, 1999. The map was automatically extended for 3 years and will expire on September 17, 2002. Houses are under construction on Lots 16, 22, 23, 24, 25 and 31.

**SUNSET WEST, PARCEL 35 / 40A (PORTION): THE OAKS AT SUNSET**

Owner: The Oaks at Sunset, a California Ltd. Partnership  
One Sierra Gate Plaza, Suite 355B  
Roseville, CA 95660 Phone: (916) 783-0330

Applicant: Somerton & Associates  
P. O. Box 1104  
Rancho Murieta, CA 95683

Zoning: Existing: R20/R5  
Proposed: R20/R10

Location: Sunset Boulevard and Blue Oaks Boulevard. 201 Sammy Way  
APN's 365-020-007, 365-010-012

File #: GPA-99-09, PDG-99-05, Z-99-07, SPU-99-28

Area: 12.88 acres

Proposal: Request for approval of 176 apartment units.

Status: The project was approved by the City Council on April 25, 2000.  
Phase I: Apartments are built and currently leasing.  
Phase II: The project is under construction.

**SUNSET WEST, PARCELS 33, 36, 40A, 40B, 42**

Owner: Sacramento ISC Holding Company & R.C. Collet  
1735 Arden Way, Suite 100  
Sacramento, CA

Applicant: Richard Resch  
P.O. Box 25008  
Sacramento, CA 95865-5008

Engineer Ken James, Morton & Pitalo  
1788 Tribute Road, Suite 200  
Sacramento, CA 95815

Zoning: PD-4 (4 dwelling units per acre)  
PD-5 (5 dwelling units per acre)  
PD-6 (6 dwelling units per acre)

General Plan: MDR (Medium Density Residential)

Location: The subject property is generally located on the west side of Sunset Boulevard at Park Drive and the future extension of Blue Oaks.  
APN's 365-010-05, -008, -012, -013

File #: SD 98-04, SPU-98-09

Area: 91.2 acres

Proposal: An application for a tentative subdivision map to subdivide five parcels totaling 91.2 acres into 409 single family lots and a specific plan use permit to establish front yard setbacks, typical landscaping, and fencing for the residential lots. Minimum lot size is 5,000 square feet and average lot size is approximately 7,000 square feet.

Status: The project was approved on December 8, 1998. Houses are under construction .

**SUNSET WEST, PARCEL 42**

Owner: RCC Properties, LLC  
2290 Main Street  
Woodland, CA 95776  
Phone: (530) 662-9383

Applicant: Baker-Williams Engineering Group  
C/o Kent Baker  
6020 Rutland Drive  
Carmichael, CA 95608  
Phone: (916) 331-4430

Zoning: Existing: PD-5 (5 dwelling units per acre)  
Proposed: PD-BP/C (Business Professional/Commercial)

General Plan: Existing: MDR (medium density residential)  
Proposed: RC (Retail Commercial)

Location: West corner of Sunset Boulevard and Park Drive.  
APN 365-010-014

File #: GPA-2000-01, PDG-2001-03, DR-2002-09, U-2002-03

Area: 5.8 acres

Proposal: General Plan Amendment from MDR (Medium Density Residential) to RC (Retail Commercial) and a zone change from PD-5 (Residential-5 dwelling units per acre) to PD-BP/C (Business Professional/Commercial). A Conditional Use Permit and Design Review to allow the development of a commercial cluster/shopping center. An amendment to the Sunset West General Development Plan to include new development standards and to a new list of permitted and conditionally permitted uses.

Status: The application was approved by the City Council on June 24, 2003.

**SUNSET WEST, PARCEL 43: ROCK CREEK PLAZA (SAFEWAY)**

Owner: RCC Properties LLC  
P. O. Box 1965  
2290 East Main Street  
Woodland, CA 95776  
Phone: (530) 662-9383

Applicant: Donahue Schriber Realty Group  
C/o Janet Petersen  
3501 Jamboree Road, Suite 300 – South Tower  
Newport Beach, CA 92660  
Phone: (949) 737-2426

Zoning: PD-C (Commercial)

Location: Southwest corner of Sunset Boulevard & Park Drive.  
APN 364-010-032

File #: DL-2000-01, SPU-2000-03, U-2000-01

Area: The project site is 8.92 acres

Proposal: A specific plan use permit (SPU-2000-03) to permit the construction of a shopping center with approximately 86,184 square feet of building square footage on 8.92 acres zoned PD-C. The shopping center includes a supermarket and up to four (4) possible multi-tenant buildings along with associated parking and landscaping.

A Conditional Use Permit (U-2000-01) to permit the construction of a gasoline station in lieu of one of the proposed multi-tenant buildings. The gasoline station includes five pump islands, a 300-square foot building and a 4,185 square foot canopy covering the pump islands. The gasoline station would only be constructed in lieu of proposed "PAD 1 COMM. BLDG."

A Tentative Parcel Map to subdivide the 8.93-acre site into two parcels measuring 0.69± acres and 8.23±.

Status: The Planning Commission approved the project on May 16, 2000. The Shopping Center is complete and is currently leasing spaces.

**SUNSET WEST, PARCELS 45A, 49, 55, 56**

Owner: R. C. Collet, Inc.  
2290 Main Street  
Woodland, CA 95776 Phone: (530) 662-9383

Applicant: Kent Baker and Associates  
7996 California Avenue, Suite C  
Fair Oaks, CA 95628 Phone: (916) 967-7053

Zoning: OA (Open Area)  
PD-5 (5 dwelling units per acre)  
PD-6 (6 dwelling units per acre)  
PD-7 (7 dwelling units per acre)

Location: The project site is located westerly of Sunset Boulevard and easterly of Park Drive.  
APN's 364-010-004, -011, -012, -013, -014, -019, -020, -021

File #: GPA 98-03, PDG-98-04, DL-98-03, SD-98-03

Area: ±115.2 acres

Proposal: An application to approve a general plan amendment, rezone and tentative map to adjust areas along the open space, solve an easement issue, and create two new parcels. A subdivision map (SD-98-03) for parcel 55 (creating 87 lots) and parcel 49 (creating 269 lots), and a parcel map (DL-98-03) for parcel 57, have concurrently been submitted as part of this application.

Status: The application was approved by Planning Commission November 17, 1998 and by the City Council on March 23, 1999. The project is built.

**SUNSET WEST, PARCELS 49A, B, C**

Owner: Ryland Homes of California, Inc.  
1264 Alcosta Boulevard, Suite 190  
San Ramon, CA 94583 Phone: (925) 866-9233

Engineer: Baker Williams Engineering Group  
6020 Rutland Drive, Suite 19  
Carmichael, CA 95608 Phone: (916) 331-4430

Zoning: PD-5 (5 dwelling units per acre)

Location: Ryland Fieldstone & Granite Pointe.  
APN's 365-010-019, -020, -021

File #: SPU-99-34

Proposal: Specific Plan Use Permit to establish setbacks.

Status: Houses are under construction.

**SUNSET WEST, PARCEL 53**

Owner: John Mourier Construction  
1830 Vernon Street, Suite 9  
Roseville, CA 95661  
Phone: (916) 969-2842

Applicant: Baker William Engineering  
6020 Rutland Drive, Suite 19  
Carmichael, CA 95608  
Phone: (916) 331-4336

Zoning: PD-5 (5 dwelling units per acre)

Location: Intersection of Sunset Boulevard and Little Rock Road.  
APN's 364-010-004, -008, -009, -010, -011, -012, -013

File #: DL-99-10, SPU-97-21A

Area: The site is approximately 25,664 square feet.

Proposal: An application to approve a Tentative Parcel Map and modify Specific Plan Use Permit SPU-97-21. If approved, the application will create three new single family residential lots on a portion of Sunset West Parcel 53 that was originally approved to be a private neighborhood club and amend the previously approved specific plan use permit to include the three new lots.

Status: The Planning Commission approved the project on February 15, 2000. Houses are under construction.

**SUNSET WEST, PARCEL 56**

Owner: Parkland Homes, Inc.  
C/o Ed Kring  
2436 Professional Drive, Suite 100  
Roseville, CA 95661  
Phone: (916) 782-7774

Engineer: Kent Baker & Associates  
7996 California Avenue, Suite C  
Fair Oaks, CA 95628  
Phone: (916) 967-7053

Area: 12.882 acres

Zoning: PD-7 (7 dwelling units per acre)

File #: SD-97-02, SPU-2000-04

Proposal: 71 single-family lots

Location: West of the intersection of Pebble Creek and Sunset Blvd.  
APN 364-010-13

Status: The tentative subdivision map application was submitted June 12, 1997 and was approved by the City Council on January 27, 1998. The Planning Commission approved the Specific Plan Use Permit on June 6, 2000. Houses are under construction.

**SUNSET WEST, PARCEL 57: WINSTEAD APARTMENTS**

Owner: RCC Properties LLC  
C/o Bob Collet  
P.O. Box 1965  
Woodland, CA 95776-1965

Applicant: FF Development L.P.  
5510 Morehouse, Suite 200  
San Diego, CA 92121  
Phone: (619) 457-2123

Architect: Architects Orange

Zoning: PD-18 (18 dwelling units per acre)

General Plan: HDR (High Density Residential)

Location: The subject property is generally located southwest of Sunset Boulevard. It will be located on the south side of the westerly extension of Pebble Creek Drive.  
101 Coppervale Drive.  
APN 364-010-014

File #: SPU-98-11

Area: 12.4 acres

Proposal: Development of a 208-unit apartment complex

Status: The Planning Commission approved an application for a Specific Plan Use Permit for the 208-unit apartment complex on February 16, 1999. The project is complete.

**SUNSET WEST, PARCEL 58: ROCK CREEK**

Owner: R.C. Collet, Inc.  
2290 E. Main Street  
Woodland, CA 95776  
Phone: (530) 662-9383

Applicant: Kent Baker and Associates  
7996 California Avenue, Suite C  
Fair Oaks, CA  
Phone: (916) 967-7053

Zoning: PD-C (Commercial)

General Plan: RC (Retail Commercial)

Location: The project site is located at the northwest corner of Sunset Boulevard and  
Stanford Ranch Road.  
APN 364-010-015

File #: DL-97-07

Area: 10.972 acres

Proposal: An application to approve the subdivision of an 11-acre site into five parcels  
ranging in size from 1.08 acres to 5.92 acres.

Status: The project was approved by the Planning Commission on March 17, 1998 and  
by the City Council on April 7, 1998. The tentative map was extended and  
expired on April 7, 2001.